



**FIRST AMENDMENT TO
SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS, AND
RESTRICTIONS FOR CITY PARK
WEST SECTION 3**

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**FIRST AMENDMENT TO SUPPLEMENTAL DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR CITY PARK SINGLE FAMILY
(RESIDENTIAL) - CITY PARK WEST, SECTION 3**

THE STATE OF TEXAS

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KNOW ALL BY THESE PRESENTS:

COUNTY OF HARRIS

WHEREAS, GBF/LIC 288, Ltd., a Texas limited partnership ("*Declarant*") is the developer of a residential subdivision located in Harris County, Texas, described as Section 3 of City Park West, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 616083 of the Map Records of Harris County, Texas ("*Section 3*");

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WHEREAS, Declarant previously executed that certain Declaration of Covenants, Conditions and Restrictions for City Park Single Family (Residential) recorded under County Clerk's File No. X283888 in the Official Public Records of Harris County, Texas, as amended by that certain First Amendment to Declaration of Covenants, Conditions and Restrictions for City Park Single Family (Residential) recorded under County Clerk's File No. X715598 of the Official Public Records of Harris County, Texas, and Second Amendment to Declaration of Covenants, Conditions and Restrictions for City Park Single Family (Residential) recorded under County Clerk's File No. Y136582 of the Official Public Records of Harris County, Texas (as amended, the "*Declaration*");

WHEREAS, pursuant to Supplemental Declaration of Covenants, Conditions and Restrictions for City Park Single Family (Residential) - City Park West, Section 3, recorded under County Clerk's File No. 20070626450 of the Official Public Records of Harris County, Texas (the "*Supplemental Declaration*"), Section 3 was added as additional land to the subdivision known as "City Park West", and the Declaration was supplemented and amended as set forth therein;

WHEREAS, pursuant to Section 11 of the Supplemental Declaration, the Declarant may unilaterally amended by the Declarant;

WHEREAS, Declarant desires to modify certain construction requirements set forth in the Supplemental Declaration, pursuant to the terms and provisions set forth herein.

NOW, THEREFORE, it is hereby declared, that all of Section 3 shall be held, sold, conveyed, and occupied subject to the Declaration and Supplemental Declaration, as amended by this First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for City Park Single Family (Residential) - City Park West, Section 3 (this "*Amendment*").

1. **Definitions.** All terms used in this Amendment and not otherwise defined herein shall have the meaning given such terms in the Supplemental Declaration and Declaration.

2. **Amendments.** The Supplemental Declaration is hereby amended as follows:

2008-02-14

(a) Section 2.3.G – Exterior Finish. Section 4 of the Supplemental Declaration (which amends and restates Section 2.3.G of the Declaration) is hereby amended and restated as follows:

“The Residential Dwelling on each Lot must have (A) at least 51% of the entire front exterior wall area below eight feet (8’) above the foundation, and (B) at least 51% of the exterior wall areas of all other sides below eight feet (8’) above the foundation and which are visible from any street, constructed of brick, brick veneer, stone, stone veneer or other material approved by the Architectural Review Committee. All homes must have clearly displayed house numbers in cast stone or other material which is attached to the main residence and has been approved by the Architectural Review Committee. The Architectural Review Committee may promulgate or amend Architectural Guidelines specifically with respect to City Park West Section 3, which provides additional requirements in connection with construction of the Residential Dwellings and landscaping.

3. Severability. If any provision of the Declaration, Supplemental Declaration or this Amendment shall for any reason be held to be invalid, illegal, or unenforceable, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and the Declaration, Supplemental Declaration and this Amendment shall be construed as if such invalid, illegal, or unenforceable provision had never been contained therein.

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Pages 4
02/14/2008 08:34:18 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
BEVERLY KAUFMAN
COUNTY CLERK
Fees 24.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Beverly Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS